Anant R. Jani Homa D. Petit Ashok C. Mehta Vinod B. Agarwala Pradip N. Kapadia Prhyahas A. Jani Vithal M.Rane Levi A. Rubens Rani G. Moholkar



Parekh Mahal, 6th Hoor 80, Veer Nariman Road Churchgate, Mumbei - 400 020, INDIA. Tel.: 91-22-2282 3008 Fax: 93-22-2282 3009 General e-mail : contact@vigijuris.com : vigiljuris@vsnl.net

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PK/ 3056

November 25, 2016

To. Forbes & Company Limited, Forbes Building, Charanjit Rai Marg, Fort, Mumbai 400 001

Dear Sirs,

Attn: Ms. Sonal Gangwani

Re: All that piece and parcel of the land bearing Survey Nos. 6. (part) and Survey No. 7 (Part) and C.T.S. No. 15A, 15C, 15D, 15E, 15F, total area admeasuring 27263.90 square metres or thereabout situate on Chandivali Estate Road in the Village of Chandivali in Greater Mumbai in the Registration Sub-District of Bandra, District Mumbai Suburban, together with buildings and structures standing thereon.

We send herewith our title certificate dated 25th November, 2016 in Yours faithfully Vigil Juris
Pulip Victor respect of the subject property. Kindly acknowledge receipt of the same.

Encl: As Above (NL)

Anant R. Jani Homa D. Petit Ashok C. Mehta Vinod B. Agarwala Pradip N. Kapadia Priyahas A. Jani Vithal M. Rane Levi A. Rubens Rani G. Moholkar



Parekh Mahal, 6th Floor 80, Veer Nariman Road Churchgate, Mumbal - 400 020, INDIA. Tel.: 91-22-2282 3008 Fax: 91-22-2282 3009 General e-mail | contact@vigiljuris.com

: vigiljuris@vsni.net Personal e-mail - firstname.lastname@vigiljuris.com

TITLE CERTIFICATE

Re: All that piece and parcel of land bearing Survey No. 6 (part) and Survey No. 7 (Part) and C.T.S. Nos. 15A, 15C, 15D, 15E and 15F, admeasuring 27263.90 square metres or thereabout situate at Chandivali Estate Road in the Village of Chandivali in Greater Mumbai in the Registration Sub-District of Bandra, District Mumbai Suburban, together with buildings and structures standing thereon.

THIS IS TO CERTIFY that on behalf of and under instructions from our clients, Forbes & Company Limited, having its registered office at Forbes Building, Charanjit Rai Marg, Fort, Mumbai 400 001, we have investigated the title of Forbes & Company Limited in respect of all that piece and parcel of land bearing Survey No. 6 (part) and Survey No. 7 (Part) and C.T.S. Nos. 15A, 15C, 15D, 15E and 15F admeasuring 27263.90 square metres or thereabout situate on Chandivali Estate Road in the Village of Chandivali in Greater Mumbai in the Registration Sub-District of Bandra, District Mumbai Suburban, together with buildings and structures standing thereon, more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the Specified Land") which is a part of the larger property described in the First Schedule hereunder written, by perusing documents provided to us as also by taking searches of the records at the concerned offices of the Sub Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur for the period 1976 to

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2016, and also at the City Survey Office, Talathi's office of Kurla Village at Chandivali and based thereon have to state as under:

- (i) One Mr. Amritlal Dalpatbhai Sheth was during his life time seized and possessed of or otherwise well and sufficiently entitled to (as his own self-acquired property), inter alia, all that land, hereditaments and premises known as "Chandivli Farm" situate at village Chandivli in Greater Bombay admeasuring 534 bighas or thereabouts.
- (ii) On or about 30th day of July 1954, the said Amritlal Dalpatbhai Sheth died intestate in Bombay leaving his widow Rukmanibai Amritlal Sheth and three sons, Manubhai Amritlal Sheth, Jitendra Amritlal Sheth and Narendra Amritlal Sheth as his only heirs.
- (iii) On 7th December, 1955 the said Manubhai Amritlal Sheth obtained from the High Court of Judicature at Bombay, Letters of Administration to the property and credits of the said Late Mr. Amritlal Dalpatbhai Sheth.
- (iv) The said Manubhai Amritlal Sheth was the Karta of the Hindu Undivided Family then consisting of (i) himself, (ii) his mother, the said Rukmanibai Amritlal Sheth, (iii) his brothers the said (a) Jitendra Amritlal Sheth and (b) Narandra Amritlal Sheth, (iv) his wife Shanta Manubhai Shah, (v) Lina, wife of the said Jitendra Amritlal Sheth, (vi) Rama, wife of the said Narendra Amritlal Sheth, (vii) Manubhai Amritlal Sheth's children (a) Charu, (b) Smita (c) Ila and (d) Jitin, (viii) daughters of the said Jitendra Amritlal Sheth (a) Sonali and (b) Baby (not then named), (hereinafter referred to as "the said HUF").
- (v) By an Agreement for Sale dated 14th September, 1960, made between the said Manubhai Amritlal Sheth for

himself and as Karta of the said HUF, therein referred to as "the Vendor" of the First Part, the said Rukmanibai Amrittal Sheth, Jitendra Amrittal Sheth and Narendra Amrittal Sheth, therein referred to as "the Confirming Parties" of the Second Part and Forbes Forbes Campbell & Company Limited, therein referred to as "the Purchasers" of the Third Part (hereinafter referred to as "FFCL"), the said Manubhai Amrittal Sheth for himself and on behalf of the said HUF, agreed to sell one of the plots in the said Chandivli Farm admeasuring about 44,515.05 square meters (equivalent to 53,240 square yards), more particularly described in the Schedule there under written to FFCL (hereinafter referred to as "the said Property").

The High Court of Judicature at Bombay, by its Order (vi) dated 16th December, 1960 in Miscellaneous Petition No. 378 of 1960, appointed the said Manubhai Amrittal Sheth as the guardian of the share, right, title and interest of the said Charu Manubhai Sheth, Smita Manubhai Sheth, Ila Manubhai Sheth, Jatin Manubhai Sheth, Sonali Jitendra Sheth and Baby Jitendra Sheth (all minors under the age of 18 years) in the said Property to be sold under the said Agreement for Sale dated 14th September, 1960 and the said Agreement was sanctioned as being for the benefit of the said minors and the said Manubhai Amritlal Sheth as the guardian of the share, right, title and interest of the said minors in the said Property was thereby authorized to carry out the said agreement and for that purpose to execute and deliver on behalf of the said minors the conveyance and such other documents and assurances as may be necessary in favour of FFCL or its nominee or nominees and to do all acts, deeds, matters and things as might be

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- necessary for conveying the said right title and interest of the said minors in the said Property to FFCL or its nominee or nominees.
- By a Deed of Conveyance dated 9th December, 1961 and (vii) registered with the office of the Sub-registrar of Assurances at Bombay under Serial No. BOM/15/62 made between the said Manubhai Amritlal Shetir as Karta of the said HUF, therein referred to as First Vendor, Party of the First Part and (i) Manubhai Amritlal Sheth, (ii) Rukmanibai Amritlal Sheth, (iii) Jitendra Amritlal Sheth, (iv) Narendra Amritlal Sheth, (v) Jatin Manubhai Sheth, (vi) Charu Manubhai Sheth, (viii) Smita Manubhai Sheth, (viii) Ila Manubhai Sheth. (ix) Sonali Jitendra Sheth and (x) Baby Jitendra Sheth, the last six being minors by their guardianad-litem, the said Manubhai Amritlal Sheth, therein referred to as the Second Vendors, Parties of the Second Part and (i) Shanta Manubhai Sheth (ii) Lina Jitendra Sheth and (iii) Rama Narendra Sheth, therein referred to as the Confirming Parties, Party of the Third Part and FFCL, therein referred to as the Purchasers, Party of the Fourth Part, they the First Vendor and the Second Vendors transferred, conveyed, assigned and assured unto FFCL the remaining portion of the said Property, admeasuring 38104.91sq.mts(equivalent to 45573.10 square yards), and more particularly described in the First schedule thereunder written.
- (viii) As recited in the said Deed of Conveyance dated 9th December, 1961 referred to in sub-paragraph (vii) above, a survey was jointly held by the architects appointed by the Parties to the said Agreement for Sale dated 14th September, 1960 and the total area of the said Property



- was ascertained to be 42,455.2 sq.mts (equivalent to 50776 square yards), the said Property is more particularly described in the First Schedule herein under written.
- Out of the said Property admeasuring 42,455.2 sq.mts (ix) (equivalent to 50,776 square yards), FFCL agreed to sell a portion thereof admeasuring 4350,28 sq. mts. (equivalent to 5202.90 square yards) or thereabouts to Warrior (India) Private Limited (hereinafter referred to as "WIPL") and required the Vendor (viz. Manubhai Amritlal Sheth) of One Part and Confirming Parties of the Second Part (viz. Manubhai Amritlal Sheth and Rukmanibai Amritlal Sheth, Jitendra Amritlal Sheth, Narendra Amritlal Sheth, Jatin Manubhai Sheth, Charu Manubhai Sheth, Smita Manubhai Sheth, Ila Manubhai Sheth, Sonali Jitendra Sheth and Baby Jitendra Sheth) in the said Agreement for Sale dated 14th September, 1960 to execute a separate conveyance in favour of WIPL in respect of the said portion agreed to be sold by FFCL to WIPL.
- and registered with the office of the Sub-registrar of Assurances at Bombay on 5th March 1962 under registration No. Bom/R/675/1962 made between the said Manubhai Amritlal Sheth in his personal capacity therein referred to as the First Vendor, Party of the First Part, the said Manubhai Amritlal Sheth for himself and as Karta and Manager of the said Joint Undivided Hindu Family then consisting of members as hereinbefore recited, the said Manubhai, Rukmanibai, Jitendra and Narendra and the said Minors Jatin, Charu, Smita, Ila, Sonali, Baby, by their Guardian ad-litem, the said Manubhai therein referred to as the Second Vendors, the Party of the Second Part, the

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said Shanta Manubhai Sheth, Leena Jiteridra Sheth and Rama Narendra Sheth therein referred to as the First Confirming Parties, Party of the Third Part, the said FFCL therein referred to as the Second Confirming Party, Party of the Fourth Part and WIPL, therein referred to as the Purchaser, the Party of the Fifth Part, they the said First and Second Vendors respectively at the request of and as required by FFCL, pursuant to the Agreement between FFCL and WIPL transferred and conveyed land admeasuring 4,350.28 sq.mts (equivalent to 5,202.90 square yards) as more particularly described in the First Schedule thereunder written unto WIPL. [out of the said Property which was upon joint survey found to be admeasuring 42,455.20 sq. mts (equivalent to 50,776 sq. yards]).

By an Indenture dated 30th December, 1969, registered (xi) with the office of the Sub-Registrar of Assurances at Bombay under Serial No.BOM/264/1970 made between the said Manubhai Amritlal Sheth therein referred to as the Vendor of the First Part, the said Manubhai Amritlal Sheth for himself and as the Karta or Manager of the Joint Hindu Undivided Family then consisting of himself, the said Rukmanibai, Jitendra, and Narendra and the said Jatin, Charu, Smita, Ila, Sonali, all having attained majority by themselves and the said Rupali still being a minor represented by her Guardian the said Manubhai Amritlal Sheth, therein referred to as the Second Vendor, Party of the Second Part, the said Shanta, Leena and Rama therein referred to as the First Confirming Party, Party of the Third Part, FFCL therein referred to as the Second Confirming Party, Party of the Fourth Part, and WIPL,

therein referred to as the Purchasers, Party of the Fifth Part, corrections were made with reference to the description of Survey Numbers of the property conveyed as appearing in the First Schedule to the said Indenture of Conveyance dated 27th January, 1962 which was registered with the Sub-Registrar of Assurances of Bombay under Serial No. Bom/R/675/1962 on 5th March, 1962.

- (xiii) The High Court of Judicature at Bombay passed an Order on 5th March, 1971 in Company Petition No. 110 of 1970 connected with Company Application No. 23 of 1970 filed by WIPL, therein referred to as the Transferor Company, whereby the arrangement embodied in the Scheme of Amalgamation of WIPL and Auto Accessories (India) Ltd., as the Transferor Companies with FFCL as the Transferoe Company was sanctioned. In the circumstances the property more particularly described in the First Schedule hereunder written became the absolute property of FFCL.
- (xiii) On 6th August 1976, FFCL made an application under Section 20 of the Urban Land (Ceiling and Regulation) Act 1976 ("ULC Act") to the Directorate of industries, Government of Maharashtra, claiming an exemption of the said Property from the provisions of the ULC Act.
- (xiv) On 29th June, 1979, an order was passed by the Joint Director of Industries and ex-officio, deputy secretary to the Government, General Administration Department, Government of Maharashtra, exempting the said Property from the provisions of Chapter III of the ULC Act and permitted FFCL to continue to hold the said Property in accordance with the terms and conditions set out therein.

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- (xv) The Bombay High Court passed an Order on 23rd July, 1992 in Company Petition No. 77 of 1992 connected with the Company Application No.359 of 1991, sanctioning the scheme of amalgamation of FFCL (Transferor Company) with Gokak Patel Volkart Limited (Transferee Company) Upon the passing of the said order, all the assets of FFCL including the said Property stood vested in Gokak Patel Volkart Limited.
- (xvi) On 28th September 1992, a fresh Certificate of Incorporation consequent upon change of name was issued by the Registrar of Companies, Maharashtra certifying that the name of Gokak Patel Volkart Limited was changed to Forbes Gokak Ltd (hereinafter referred to as "FGL").
- (xvii) On 26th July, 1994, an order was passed by Addl. Industries Commissioner and ex-officio, deputy secretary to the Government, General Administration Department, Government of Maharashtra, noting the change in the name of FFCL to Forbes Gokak Limited on record of the said Order of Exemption dated 29th June, 1979, subject to the terms and condition set out therein.
- (xviii) On 4th October, 1994, a corrigendum was issued by Addl. Industries Commissioner and ex-officio, deputy secretary to the Government, Housing and Special Assistant Department, whereby condition no. 2 of the said Order dated 29th July, 1994 was amended to read as follows:

"M/s. Forbes Gokak Ltd., shall continue to hold minimum 26% equity in the Co./Firm to be started on this land at point of time and that any dilution of equity investment below this (26%) would amount to breach

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of the condition and the above exemption would be automatically stand withdrawn."

- (xix) The High Court of Judicature at Bombay passed an Order on 4th May, 2007 in Company Petition No. 201 of 2007 connected with Company Application No. 87 of 2007, sanctioning the scheme of arrangement between Forbes Gokak Limited ("Demerged Company") and Gokak Textiles Limited ("Resulting Company") and their respective shareholders and creditors. Upon the passing of the said Order, the textile division of the Demerged Company got transferred to the Resulting Company.
- (xx) On 25th October, 2007, a fresh Certificate of Incorporation consequent upon change of name was issued by the Registrar of Companies, Maharashtra certifying that the name of Forbes Gokak Limited was changed to Forbes & Company Ltd. (hereinafter referred to as "Forbes").
- (xxi) Thus Forbes is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land admeasuring 42455.20 sq. mts (equivalent to 50776 sq. yards) or thereabouts, as more particularly described in the First Schedule hereunder written.
- Property admeasuring about 27263.50 sq. mts., as more particularly described in the Second Schedule hereunder entered into a Memorandum of Understanding dated 29th December, 1994 (hereinafter referred to as "the said MOU") with Videocon Realty and Infrastructure Ltd. (hereinafter referred to as "Videocon"), whereby Forbes agreed to grant to Videocon, rights to develop the said Specified Land for the consideration and upon the terms and conditions stated therein.

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- (xxiii) Pursuant to the said MOU, Videocon paid to Forbes a part of the consideration and for the balance consideration arranged for issuance of Bank Guarantee from Global Trust Bank Ltd., (since amalgamated with Oriental Bank of Commerce) in favour of Forbes.
- (xxiv) Disputes and differences arose between Videocon and Forbes in respect of the said MOU dated 29th December, 1994.
- (xxv) The Collector, Mumbai Suburban District vide orders dated 12th April, 1998 and 17th June, 1998 approved amalgamation and sub-division of land bearing CTS Nos. 15, 15(1) & (2) and 17. Accordingly, the said CTS Nos. changed to new CTS Nos. viz. 15A, 15B, 15C, 15D, 15E and 15F. The six new property cards issued reflecting the CTS Numbers along with the area as sub divided vide Order dated 12th April, 1996 and 17th June, 1996 as under.

CTS No.		Area (in square meteres)
15A		9823.90
15B		15721.80
15C		10684.10
15 D	34	2684.70
15 E		2155.70
15F		1915.10
Total Area:		42,985.30

(xxvi) Videocon filed a suit, being Suit No. 3009 of 1997 in the Bombay High Court against Forbes and Global Trust Bank Limited, seeking injunction against Forbes from selling or disposing of the said Specified Land and also an injunction restraining Global Trust Bank from making any payment to

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- Forbes under the said Bank Guarantee, which, Videocon later withdrew on 19th August, 1997.
- (xxvii) Videocon issued to Forbes, a notice dated 18th April, 1998 for termination of the said MOU and asked for refund of the part consideration paid by Videocon to Forbes under the said MOU.
- (xxviii)Videocon filed another Suit against Forbes and Global Trust Bank Limited being Special Civil Suit No. 226 of 1998 in the Court of Civil Judge, Sr. Division, Aurangabad, wherein by an Order dated 23rd April, 1998 an ex parte ad interim injunction was granted against Forbes restricting them from invoking the said Bank Guarantee. This Suit was subsequently disposed of by the Court of Civil Judge, Sr. Division, Aurangabad by returning the Plaint to present the same before the appropriate court.
- (xxix) Aggrieved by the said Order dated 23rd April, 1998, Forbes filed Misc. Civil Application No. 5 of 1998 before the Aurangabad Bench of the Bombay High Court seeking transfer of Suit No. 226 of 1998 to the Bornbay High Court at Mumbai and by order dated 14th September, 1998, the Trial Court was directed to give a fair and reasonable opportunity to the contesting parties, on the ground of "suit not filed within the Territoria! Jurisdiction".
- (xxx) Videocon thereafter filed the said returned plaint in the Bombay High Court which was numbered as Suit No. 2907 of 2003. The said Suit was, inter-alia, for refund of the said part consideration paid by Videocon to Forbes together with interest thereon. Videocon had also taken out Chamber Summons in the said Suit to amend the plaint to seek specific performance of the said MOU.

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- (XXXI) Forbes on its part had filed a suit being Suit No 1858 of 2004, in the Bombay High Court, against Global Trust Bank Limited (since amalgamated with Oriental Bank of Commerce), inter-alia, praying for payment of the balance amount of consideration which was guaranteed under the bank guarantee which the said bank had issued in favour of Forbes. The said Suit No. 1858 of 2004 was decreed in favour of Forbes on 22nd February, 2006 and pursuant thereto Global Trust Bank, paid to Forbes guaranteed amount and together with interest thereon.
- (xxxii) Videocon took out Chamber Summons to amend the plaint in the said Suit No. 2907 of 2003 for seeking specific performance of the said MOU. The said Chamber Summons was pending till settlement was reached between the parties in the said suit as hereinafter mentioned.
- (xxxiii)Forbes and Videocon amicably settled all their disputes and executed Consent Terms in the aforesaid Suit No. 2907 of 2003, which was filed in the Bombay High Court whereby Videocon agreed to withdraw the said Suit as settled out of court in terms thereof.
- (xxxiv)Videocon has paid to Forbes a total amount of Rs. 30,20,59,835.61 (Rupees Thirty Crores Twenty Lakhs Fifty Nine Thousand Eight Hundred Thirty Five and Paise Sixty One only) (including Rs. 10,43,09,835.61 received by Forbes by invoking the said Bank Guarantee given by Global Trust Bank).
- (xxxv) in terms of the settlement arrived at between Videocon and Forbes, in lieu of the sum of Rs.30,20,59,335.61 paid by Videocon to Forbes, Videocon was entitled to be allocated 50% of the rights in the Permissible Floor Space Index



(FSI) of the Specified Land and it was agreed that the Specified Land shall be developed by Forbes.

(xxxvi)Accordingly on 1st December, 2011 Agreement for Development has been executed by and between Videocon and Forbes for the Development of Specified Land which is to be developed by Forbes on the terms and conditions mentioned therein, through Nuevo Consultancy Services Ltd., (hereinafter referred to as "NCSL") a company of Shapoorji Pallonji Group. The said Agreement for Development dated 1st December, 2011 has been registered with the Sub-Registrar at Kurla-3, under Serial No. BDR 13/09880/2011 (hereinafter referred to as "the said Agreement for Development").

August, 2015, the said Property including the said Specified Land were measured on 13th October, 2015. Thereafter, the Office of the District Collector, Mumbai Suburban District passed an order on 26th February, 2016 bearing reference No. SR1630/2015 and outward No. 553 altering the area of Survey Nos. 15A, 15B and 15C, as a result of which the total area of the said Property is 42,658.40 sq. mtrs. and the area of the said Specified Land is 27,263.90 sq. mtrs.

(xxxviii) In the property card issued by the City Survey Office on 22nd March, 2016 the name of the M/s. Forbes Gokak Ltd is shown as owner of the said Property (including the Specified Land) which is described in the First Schedule hereunder written. However, name of Forbes Gokak Limited was changed to Forbes & Company Ltd by a fresh Certificate of Incorporation consequent upon change of



name issued on 25th October, 2007 by the Registrar of Companies, Maharashtra as mentioned above.

- Assurances at Mumbai, it was found that manually maintained Index II Records of 1973 to 1981, 1983 to 1992, 1996, 1998, 2001 to 2003, were either partly or completely in torn condition. Similarly, at the office of the Sub Registrar of Assurances at Bandra it was found that Index II records of 1973 to 1989, 1991, 1993, 1994,1996 to 2004 were either partly or completely in torn condition, and at the office of the Sub Registrar of Assurances at Chembur, it was found that Manually Index II Records of 1996 to 2012 were sent for reindexing, and hence these Registers were not available for the inspection, it was also found that computerized Index II are not maintained properly from 2002 to 2016.
- (xl) On 30th September, 2016, we had issued Public Notices in respect of the said the Specified Land which had appeared in the issues of Free Press Journal, (English daily) and "Navshakti", (Marathi daily) respectively inviting claims, if any, in respect of the said Specified Land or any part thereof to which we have not received any response.
- (xli) We have also caused search to be taken by Mrs. Anjana Manseta, Practicing Company Secretary in the office of the Registrar of Companies, Maharashtra, and online search on the MCA portal in respect of the said Forbes & Company Limited and it was reported that the charges/mortgages recorded to have been created by the said Forbes & Company Limited on the said Specified Land have been satisfied.



(xlii) Declaration dated 24th November, 2016 from Forbes & Company Limited that they have not created any third party interest or encumbrances of any nature whatsoever in respect of the said Specified Land except the said Agreement for Development.

On the basis of searches caused to be carried out by us or reports obtained by us and the declaration obtained from Forbes & Company Limited and perusal of the said documents, we certify that there are no encumbrances or outstanding charges created by Forbes & Company Ltd. in respect of all that piece and parcel of land described in the Second Schedule hereunder written bearing Survey Nos. 6 (part) and Survey No. 7 (Part) and C.T.S. No. 15A, 15C, 15D, 15E, 15F, total area admeasuring 27263.90 square metres or thereabout situate on Chandivali Estate Road in the Village of Chandivali in Greater Mumbai in the Registration Sub-District of Bandra, District Mumbai Suburban, together with buildings and structures standing thereon, and their title thereto is marketable and free from all reasonable doubts, and is subject only to the rights of the said Videocon Realty and Infrastructure Ltd pursuant to the said Agreement for Development dated 1st December, 2011.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land or ground situate lying and being on Chandivali Estate Road in the village of Chandivali in Greater Bombay in the Registration Sub District of Bandra, District Bombay Suburban containing by admeasurement 42658.40 square metres or thereabouts and registered in the Books of Collector of Land Revenue under Survey No. 6 (Part) and Survey No. 7 (Part) Hissa No. 1/C and CTS No. 15A, 15B, 15C, 15D, 15E and 15F.

On or towards the North : Plot bearing CTS No. 13

On or towards the East : Plot bearing CTS No. 14 and partly by Plot bearing

CTS No. 11

On or towards the South : By public road

On or towards the West : By public Road

THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the land bearing Survey Nos. 6 (part) and Survey No. 7 (Part) and C.T.S. No. 15A, 15C, 15D, 15E, 15F total area admeasuring 27263.90 square metres or thereabout situate on Chandivali Estate Road in the Village of Chandivali in Greater Mumbai in the Registration Sub-District of Bandra, District Mumbai Suburban, together with buildings and structures standing thereon.

On or towards the North : Plot bearing CTS No. 13

On or towards the East : Plot bearing CTS No. 14 and partly by Plot bearing

CTS No. 11

On or towards the South : Plot bearing CTS No. 15B

On or towards the West : By Public Road

Dated this 25th day of November, 2016.

Vigil Juris Per N. K. V. Sin

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Partner